

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: <div>93</div>				
% of Funds Committed	<div>87.06</div> %	<div>96.49</div> %	<div>84</div>	<div>96.48</div> %	<div>2</div>	<div>4</div>	
% of Funds Disbursed	<div>83.70</div> %	<div>88.28</div> %	<div>65</div>	<div>89.00</div> %	<div>18</div>	<div>20</div>	
Leveraging Ratio for Rental Activities	<div>0.11</div>	<div>5.83</div>	<div>84</div>	<div>4.81</div>	<div>2</div>	<div>3</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>65.34</div> %	<div>77.63</div> %	<div>68</div>	<div>83.25</div> %	<div>10</div>	<div>10</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>86.93</div> %	<div>70.30</div> %	<div>18</div>	<div>70.99</div> %	<div>78</div>	<div>78</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>81.48</div> %	<div>81.96</div> %	<div>50</div>	<div>81.75</div> %	<div>43</div>	<div>42</div>	
% of 0-30% AMI Renters to All Renters***	<div>53.70</div> %	<div>41.30</div> %	<div>31</div>	<div>45.84</div> %	<div>66</div>	<div>64</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>96.30</div> %	<div>96.50</div> %	<div>57</div>	<div>96.12</div> %	<div>29</div>	<div>33</div>	
Overall Ranking:			In State: <div>60</div> / <div>93</div>		Nationally: <div>20</div> <div>24</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$33,004</div>	<div>\$36,975</div>		<div>\$27,889</div>	<div>54</div> Units	<div>20.70</div> %	
Homebuyer Unit	<div>\$44,820</div>	<div>\$21,536</div>		<div>\$15,632</div>	<div>147</div> Units	<div>56.30</div> %	
Homeowner-Rehab Unit	<div>\$9,668</div>	<div>\$27,502</div>		<div>\$21,037</div>	<div>60</div> Units	<div>23.00</div> %	
TBRA Unit	<div>\$0</div>	<div>\$2,232</div>		<div>\$3,206</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Turlock Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0 %

1.2 %

R.S. Means Cost Index: 1.08

\$36,559	\$222,512	\$11,007
\$141,290	\$116,319	\$28,818
\$99,461	\$78,568	\$23,907

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	62.3	34.0	43.3	0.0
Black/African American:	1.9	0.7	0.0	0.0
Asian:	0.0	2.0	0.0	0.0
American Indian/Alaska Native:	1.9	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	1.9	0.7	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.7	0.0	0.0
Asian and White:	0.0	1.4	0.0	0.0
Black/African American and White:	1.9	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	4.8	0.0	0.0
Asian/Pacific Islander:	0.0	0.7	0.0	0.0

ETHNICITY:

Hispanic	30.2	55.1	56.7	0.0
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HOUSEHOLD SIZE:

1 Person:	77.4	8.8	36.7	0.0
2 Persons:	13.2	6.8	30.0	0.0
3 Persons:	5.7	23.1	13.3	0.0
4 Persons:	3.8	19.7	15.0	0.0
5 Persons:	0.0	21.1	3.3	0.0
6 Persons:	0.0	11.6	1.7	0.0
7 Persons:	0.0	7.5	0.0	0.0
8 or more Persons:	0.0	1.4	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	1.9	10.9	13.3	0.0
Elderly:	86.8	1.4	53.3	0.0
Related/Single Parent:	5.7	22.4	3.3	0.0
Related/Two Parent:	5.7	65.3	23.3	0.0
Other:	0.0	0.0	6.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.1	1.4 [#]
HOME TBRA:	0.0	
Other:	54.7	
No Assistance:	30.2	

of Section 504 Compliant Units / Completed Units Since 2001 56

* The State average includes all local and the State PJs within that state

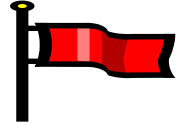
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Turlock Consortium State: CA Group Rank: 20
 (Percentile)
 State Rank: 60 / 93 PJs Overall Rank: 24
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	65.34	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	86.93	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	96.3	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.39	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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